This Instrument Prepared by:
ADAM DREAD
Jackson, Kweller, McKinney, Warden & Hayes
214 Second Avenue, North, Suite 103
Nashville, Tennessee 37201
THIS INFORMATION WAS PROVIDED BY THE PARTIES AND NO WARRANTY IS GIVEN.

Davidson County DEEDQC
Recvd: 11/04/05 15:13 3 pgs
Fees:17.00 Taxes:0.00
20051104-0134203

The actual consideration or value whichever is greater for this transfer is $ -0-.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th day of November 2005.

SARAH SCHMIDT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY UBLIC
My Commission Expires: 01/26/08

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Southeast Investments, LLC. 200 Church Street, Suite 300 Nashville, TN 37201	same	70-9-89

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, Eaton Family Properties, by these presents, does hereby quitclaim and convey unto to Southeast Investments, LLC, individually, all right, title and interest in and to the following described tract of land:

Lying and being in the 13th Civil District, formerly the 23rd District, of Davidson County, State of Tennessee, and being part of Lot No. 62 on the Plan of Bordeauxmont Subdivision of the J. E. Curtis land, not of record, and being more particularly described as follows:

Beginning at a point on the Northwesterly margin of Summit Avenue 90 Northeasterly from the Northerly margin of Cliff Drive, said point being also the Northeast corner of a part of said Lot No. 62 conveyed to George T. Simpson and wife, Marguarite Ann Simpson by deed from James W. Durham, of record in Book 1414, page 103, in the Register's Office of Davidson County, Tennessee; thence with the northwesterly margin of said Summit Avenue,

North 32 degrees 30 minutes East 199 feet to an iron pin in Northly margin of a private driveway; thence with the northerly margin of said driveway, south 73 degrees 14 minutes west, 166.3 feet to an iron pin and Terrace Avenue; thence South 32 degrees 30 minutes East 108.5 feet to the beginning, by survey or H. Gee, dated May 31, 1948.

Being the same property conveyed to Jon Stark by deed from George E. Goodfred and Wife, Janice Goodfred, of record in Book 11749, page 106, Register's Office of Davidson County, Tennessee. Being the same property conveyed to Eaton Family Properties, a General Partnership by Warranty Deed from Jon Stark, of record in Instrument No. 2003-0304-0028418, Register's Office of Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2003 property taxes are a lien, but not yet due and payable.
2. Any and all visible easements on and across subject property.
3. Subject to any and all building and zoning regulations of City, County, and State.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

This is improved property known as: 2207 Summit Avenue, Nashville, Tennessee, 37218.

Witness my hand this 4 day of Nov, 2005.

JAMES K. EATON, SR. Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES K. EATON, SR., with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of November, 2005.

NOTARY PUBLIC
My Commission Expires: 01/26/08

SARAH SCHMIDT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.